

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 18, 2009**



**RP 09-08: proposed Replat of Lot 1 in Block N of Cavitt's Woodland Heights Subdivision**

**SIZE AND LOCATION:** 2.201 acres of land located at the north corner of South Texas Avenue and Wayside Drive in Bryan, Brazos County, Texas

**EXISTING LAND USE:** auto parts store, vacant land

**ZONING:** Commercial District (C-3)

**APPLICANT(S):** O'Reilly Automotive, Inc.

**AGENT:** Goodwin-Lasiter, Inc.

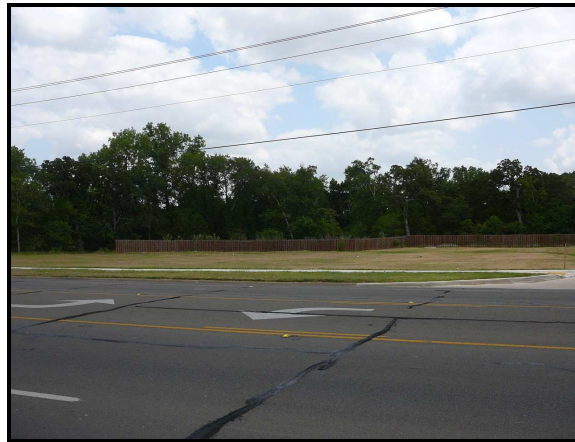
**STAFF CONTACT:** Martin Zimmermann, Planning Administrator



### **PROPOSED RESUBDIVISION:**

With this replat, the applicants are proposing to subdivide Lot 1 in Block N of Cavitt's Woodland Heights Subdivision into two lots (proposed Lot 1R and 2R), each of which is proposed to be about one acre in size. The 2.12-acre subject property is currently zoned for commercial use. Both lots will share access onto Texas Avenue, where a driveway already exists. A new 8-inch wide public sanitary sewer main is proposed to be extended to proposed Lot 2R from an existing public sewer main located in Wayside Drive right-of-way.

### **RECENT PHOTOGRAPHS OF SUBJECT PROPERTY:**



### **RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.